

# Veterans Village of San Diego Phase II

## Project Summary

**Housing Type: Veteran Transitional Housing**

**Location: 4141 Pacific Highway  
(North Bay Project Area)**

**Lot Size: 540,511 sq ft**

**Total Units: 112 Beds**

**Affordable Units: 112 Beds**

**Income Mix:**

Very Low	Low	Mod	Unrestricted
34 beds	62 beds	16 beds	0

**Affordable Unit Mix:**

0 BD	1BD	2BD	3BD	4BD
112	0	0	0	0

## Development Team

**Developer: Vietnam Veterans of San Diego**

## Development Budget

**Total Development Costs: \$9,105,000**

**Agency Subsidy: \$4,350,000**

**Agency Subsidy per Bed: \$38,840**

**Funding Sources: Hunt Family, Naval Training Center, Union Bank of CA Grant, Housing Commission EDI Grant**

## Notes

- VVSD has a 75.3% success rate for rehabilitating veterans, which is recognized by the Veterans Administration as the highest in the nation for such a facility.
- VVSD phase I provides 112-bed Early Treatment Facility, counseling center, and kitchen/Dining Hall.
- VVSD phase II provides 112-bed Early Treatment Facility, Employment Center, and Admissions Building. There is only a 25 net bed increase because 87 units are replacement beds for phase I due to construction.



## Project Description

The project is bounded by Witherby St, Pacific Highway, Coutts St, and the railroad tracks east of Kurtz St. This particular project is phase II of a three phase process to construct transitional housing for homeless veterans under the City's "Homeless Assistance Agreement." Phase II will demolish current buildings in order to expand upon the existing amenities as well as double the number of early treatment beds from 112 to 224. At the end of the phase III, the project will total 224 treatment beds in addition to 24 three bedroom veteran's apartments and a warehouse. The development is modeled after Spanish style architecture with courtyards and stucco complement the Marine Corps Recruit Depot (MCRD).

